



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Robert Parker
Chairman

Jerry Hollingsworth
Councilman

Cliff Leary
Vice Chairman

Jeff Hurley
Councilman

Phyllis Trombi
Councilwoman

DRAFT – SUBJECT TO GFDC APPROVAL September 18, 2007 MINUTES OF July 17, 2007

| <u>MEMBERS PRESENT</u> | <u>STAFF PRESENT</u> |
|-------------------------------|-----------------------------|
| Robert Parker | Peter Drinkwater |
| Cliff Leary | Roger Griffiths |
| Jerry Hollingsworth | Anne Paul |
| Jeff Hurley | Lou Barnes |
| Phyllis Trombi | Reggie Angquico |

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Parker called the meeting to order at 6:06 p.m.

2. APPROVAL OF MINUTES

Mr. Hollingsworth made a motion that the minutes of June 19, 2007 be approved. Mr. Leary seconded the motion, which passed unanimously.

3. CHAIRMAN'S REPORT

There was no Chairman's report.

➔ GALA Letter – This topic was moved up from Director's Update due to public request.

Mr. Andre Zeehandelaar requested that all lease terms be uniform instead of some leases being 30 years and others 50 years.

Mr. Rob Dennis requested County Staff to address the GALA letter before public comment to avoid confusion.

Ms. Paul addressed the first and second concerns in the GALA letter. Ms. Paul explained that County Counsel has determined based on state and federal laws, that there is a fifty-year limit on aviation use property. County Counsel will not sign any lease exceeding this limit which would prevent the lease from being heard by the Board of Supervisors for approval. On the second point, she stated that Transfer Premium Fees is not new and has been charged for at least the past five years.

Mr. Griffiths explained the third point that was in the GALA letter in regards to the non-movement line. He stated that the FAA requires non-movement area boundaries and this is true for all runways not only for Runway 17/35.

Mr. Rob Dennis spoke about the 50 year limit and that it could be bad for the Airport and ask for help from County Staff, GFDC and the flying community to get behind good proposals for Airport development.

Mr. Wayne Breise stated that the three points that were addressed in the GALA letter should have been discussed in open forum during a GFDC meeting before being enforced by County Airports. He also stated that County Counsel is not management and is in an advisory role, he feels management should make the final decision. Mr. Breise stated that the three points in the GALA letter are not practiced at Chino, Visalia and Bakersfield Airport.

Mr. Drinkwater replied that County Counsel's supported opinion is to give the public a fair and equal opportunity for the lease of airport property by making it periodically available to the best qualified business.

Mr. Dick McDowell stated that an increase in fees by County Airports will cause him to increase the rent to the sub lessees.

Mr. Chuck Miller stated that he was surprised to learn about the Transfer Fee during the first week of July 2007 when Safari Aviation received a copy of their proposed lease. He also stated that there are other leases at Gillespie Field that do not have that fee.

Mr. Ken Krauss would like further discussion in regards to the re-drawing of the non-movement line, since this will reduce his operating area. He stated that his helicopter business has been operating at Gillespie Field for 20 years without incidents and wanted to know why changes are being made now and not back when the hangars were built.

Mr. Bill Allen said that Master Lessees are at a tremendous financial risk due to the fees and rent increases that the County Airport charges. He also expressed concerns about the different changes that are being required by the FAA.

Ms. Cindy de Gruchy requested that the three points mentioned in the GALA letter be discussed during the next GFDC meeting.

Ms. Paul explained that the \$2000 is a one time fee to review the Long-term Prepaid Sublease form for use by Lessee and the \$750 processing fee is designed to cover staff costs for reviewing each executed sublease document to make sure it is in compliance with FAA requirements and to process the documents for County consent. General Services is the County lease administrator and charges County Airports for their review and consent.

Mr. Andre Zeehandelaar stated that whenever government codes and regulations are quoted, it is important to know when they become effective in order to know which leasehold is affected.

4. AIRPORTS DIRECTOR UPDATE

→ Federal Aviation Administration Airport Capital Improvement Program (ACIP) Process – Ms. Barnes gave a PowerPoint presentation on how the ACIP serves as the primary planning tool for systematically identifying, prioritizing, and assigning funds to critical airport development and associated capital needs for the National Airspace System (NAS). The ACIP also serves as the basis for the distribution of grant funds under the Airport Improvement Program (AIP). By identifying and investing in airport development and capital needs, the Federal Aviation Administration (FAA) can ensure the American public that the NAS is a safe, secure and efficient environment for air travel nationwide.

5. AIRPORT MANAGER UPDATE

Mr. Griffiths explained that all taxiways have an object free area around them; this prevents taxiing aircraft from colliding with obstacles. He showed a picture of Chopper 8 and an aircraft parked in the object free

area at the end of Safari East along Taxiway B. Mr. Griffiths pointed out that this is a potential hazard for a taxiing aircraft to hit, especially at night or when visibility is limited. He gave an update on the Good Neighbor Program with the following statistics for the month of June 2007: Gillespie Field's operations count was 26,907. There were four noise concerns from the Fletcher Hills area, two from Cowles Mountain area, two from Santee area and two from the Rattlesnake mountain area.

Mr. Dick McDowell stated that he spent \$147,000 on concrete at the end of his leasehold at Safari East to connect to the taxiway. Twenty-five feet of the 75 by 550 feet concrete pad, is within his property line and fifty feet is in the object free zone. He had approval by the prior Airports Director to use the concrete pad as a maneuvering area. He now is required to give up the fifty feet which is in the object free zone.

When asked whether Safari Aviation wanted to postpone presenting their proposed new Lease to the County Board of Supervisors ("BOS") to allow additional time to address the issues discussed at this GFDC meeting, Mr. McDowell stated that Safari wanted to proceed to the BOS on July 25, 2007.

6. AIRWAYS BUSINESS PARK OWNERS ASSOCIATION (ABPOA)
PROPOSED NEW INDUSTRIAL LEASE REVISED

ABPOA has an industrial lease with the County covering just over 3 acres of land in the Gillespie Field Industrial Park and has been a tenant since 1979. The leasehold is improved with a 30-suite industrial condominium complex, consisting of offices and small warehouses accommodating a variety of small businesses. The existing lease has been amended four times to adjust the premises size, update lease language, and revise the rent.

Mr. Kent Casady calculated that the County is losing at least \$56,000 a month income stream from the industrial business park based on current market value. He suggested that the GFDC not approve the lease.

Mr. Hurley moved that the motion be accepted; it was seconded by Mr. Leary and passed unanimously.

7. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE
GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT
PREVIOUSLY DISCUSSED

Mr. Howard Merritt publicly apologized to John Hammerstrand for the incident that occurred during Wings Over Gillespie on June 17, 2007. He also submitted a letter of apology from Steve Real – Chairman of the Wings Over Gillespie Air Show.

Mr. Barry Bardack was concerned about the rent increases at Gillespie Field. He requested that County Airports present the 2006 and 2007 budget showing income, source and expenditures at the next meeting. He feels that Gillespie Field revenues should not be used to support the other airports in the system.

8. OLD BUSINESS

There was no Old Business

9. NEW BUSINESS

There was no New Business.

Mr. Parker adjourned the meeting at 8:13 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, September 18, 2007 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Reggie Angquico, Office Support Specialist